

**Create a sense of
comfort in the minds
of the buyers.....offer
them an Arizona
Development Public
Report on the Mexico
Development .**

PENALTIES FOR VIOLATIONS:

Selling lots/units in the state of Arizona prior to obtaining an Arizona Subdivision Public Report is a Class 5 Felony pursuant to A.R.S. §32-2165(B)

Penalties for violations may include:

- Buyer Rescission
- \$5,000 civil penalty for each infraction
- Revocation or suspension of an Arizona Real Estate License.



Janice K. Brewer
Governor

Judy Lowe
COMMISSIONER

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**MARKETING A MEXICO
DEVELOPMENT
IN ARIZONA?**



**IT IS NECESSARY TO
OBTAIN AN ARIZONA
DEVELOPMENT PUBLIC
REPORT**

A Subdivider is:

Any person/entity offering for sale or lease six or more lots in a Subdivision or who causes land to be divided into six or more lots. Includes Condominiums A.R.S.§32-2101(54)

Arizona Subdivision Public Report

All sub dividers are required to obtain an Arizona Subdivision Public Report prior to offering lots/units for sale. A.R.S.§32-2181 et seq.

Foreign/Outside of State Developments

Any development located outside the state that is advertised, promoted, or sold within the state must comply with all Arizona laws and rules, as if the land was located in the state. R4-28-A1220

The Subdivision Public Report for a Mexico Development is a disclosure document, prepared for the public, including information provided by the Subdivider (It is not a guarantee of the Development).

The Public Report Includes:

- Physical characteristics of the subdivided lands and surrounding areas.
- Land use and restrictions
- Subdivision improvements, e.g. streets, utilities, recreational facilities with completion timelines.
- Any Buyer costs for completion of subdivision improvements or extensions and/hook-ups of utility services.
- Seller's plans for marketing and sales processing.
- Seller/Developer background research.

All current Arizona and Mexico Subdivision Pubic Reports are posted at::

www.azre.gov



To obtain an Arizona Subdivision Public Report for a Mexico Development:

- Visit www.azre.gov
- Print and complete:
 - Sonora Mexico Subdivision Disclosure Report Application (plus worksheet); or,
 - Mexico Application for Subdivision Disclosure Report
- Submit to:
Arizona Dept. of Real Estate
2910 N. 44th St.
Phoenix Arizona 85018
(602)771-7750
Email: developments@azre.gov